

MEMO

201 Hay Street, Suite 401-A
Fayetteville, NC 28301

To: Craig Harmon, Senior Planner, AICP, CZO
Cc: Doug Hewett, City Manager
Andrew Pennink, FCEDC Board Chairman
From: Robert Van Geons, President and CEO
Date: May 25, 2018
Re: Support for Conditional Use Rezoning – 505 Middle Road

Mr. Harmon:

Thank you for speaking with me regarding the rezoning request submitted by Horne Brothers Construction for their Solar Division's proposed operations at 505 Middle Road. As I expressed at the April Planning Board meeting, we have been working with this local company as they continue to grow, create new jobs, and increase their investment in Fayetteville.

For background, Horne Brothers Construction (HBC) is a family-owned company with a 60 year+ track record in our regional community, today employing more than 400. Before the new millennium, the Company's turnkey wireless communication construction operations (including Civil, Electrical and Grounding, Concrete, and Steel Fabrication) were the backbone of their business. Over the past decade, they have grown rapidly as a multi-industry contractor by expanding their focus to include the installation of commercial Solar. Their solar division was developed to participate in the building of commercial solar projects, specializing in the installation of piles, racking and modules. Working with many of the leaders in the solar industry, they have grown to be one of the largest and most qualified installers on the east coast.

At this proposed location, the Company would base their employees, vehicles, and installation equipment, maintaining them for deployment to new solar projects across the country. We believe this is an exciting opportunity for Fayetteville and Cumberland County, attracting jobs in the rapidly growing renewable energy sector. In support of their request, I would like to share the following:

- The Company has an excellent track record as a local employer in Fayetteville and their other facilities.
- This proposed project would allow the Company to consolidate existing operations, potentially bringing hundreds of jobs to Fayetteville (anticipated 300+).
- This project would reoccupy an older vintage, vacant building, rarely considered by economic development prospects.
- Much of the surrounding area is zoned and/or used for industrial or commercial purposes.
- As a "green energy" company, HBC understands concerns regarding potential environmental impacts. As such, all repair work will occur within the modified structure. Additionally, all washdown process water will be captured in an oil separator, and ultimately discharged into the sanitary sewer system.



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- The Company is intent on being a good neighbor, voluntarily eliminating uses allowed in the base zoning district, mitigating future risk should the property be sold.
- Where surrounding uses or zoning are not industrial or commercial, existing vegetative buffers shall remain, supplemented by additional planting as required.

HBC is committed to our community. We hope that this has been evident through their (and their representatives) work to date with the City's Development Services team and TRC. HBC is sincerely open to considering additional recommendations for the site and will comply with all applicable regulations.

Please do not hesitate to contact me should you have questions or require additional information.

Sincerely,

Robert Van Geons
President/CEO